NIT NO	HYD/R-4/26-27/P/006
DATE	21.10.2026

STATE BANK OF INDIA

PREMISES REQUIRED ON LEASE
FOR **OPENING OF A BRANCH AT MADDUR,**
RBO SIDDIPET, AO HYDERABAD

APPLICATION TO BE SUBMITTED BY **05/11/2026 BY 3:00 PM**

AT

The Regional Manager,
State Bank of India, Regional Business Office-IV
AO Hyderabad, Sy. No 1340, Near TTC Building,
Ensanpally Bypass Road
Siddipet – 502103, Telangana

THE REGIONAL MANAGER,
STATE BANK OF INDIA, REGIONAL BUSINESS OFFICE-IV
AO HYDERABAD, SY. NO 1340, NEAR TTC BUILDING,
ENSANPALLY BYPASS ROAD
SIDDIPET – 502103, TELANGANA

STATE BANK OF INDIA

REGIONAL BUSINESS OFFICE, RBO SIDDIPET,
SIDDIPET – 502103, TELANGANA

PREMISES REQUIRED ON LEASE

State Bank of India Invites offers from owners/Power of Attorney holders for premises on lease rental basis for Commercial / Office use having Carpet area of about 185.81 to 232.26 Sq.mts. (2000 to 2500Sq.fts.) for **OPENING OF A BRANCH AT MADDUR.**

The Premises should have all facilities including adequate power load, water supply, parking space, space for keeping generator, e-lobby and V-SAT, good frontage. The entire space should be on one single floor preferably on Ground floor. Premises should be ready for possession / occupation or a plot. The format for submission of the technical bid containing detailed parameters, terms and conditions and price bid can be downloaded from SBI website www.sbi.co.in or www.bank.sbi under "SBI in the News" In "Procurement News" link from **22/10/2026 to 05/11/2026**. Preference will be given to the premises owned by the Govt. departments / public Sector Units / banks. The offers in a sealed cover complete in all respects should be submitted to STATE BANK OF INDIA, REGIONAL BUSINESS OFFICE-IV, AO HYDERABAD, SY. NO 1340, NEAR TTC BUILDING, ENSANPALLY BYPASS ROAD, SIDDIPET – 502103, TELANGANA on or before 3.00PM on 05/11/2026. SBI reserves the right to accept or reject any or all offers without assigning any reasons, therefore. Brokers will not be entertained.

Sd/
REGIONAL MANAGER
RBO Siddipet
AO-Hyderabad

TECHNICAL BID (COVER- A)

(TO BE SUBMITTED IN A SEPARATE SEALED ENVELOPE)
STATE BANK OF INDIA
REGIONAL OFFICE, RBO SIDDIPET
SIDDIPET – 502103, TELANGANA

OFFER/LEASING OF OFFICE PREMISES.

This tender consists of two parts viz. the Technical Bid having terms and conditions, details of offer and the Price Bid. The Technical Bid and Price Bid for the proposal should be kept in separate sealed envelopes and these two envelopes be placed in a single cover super scribing **"Tender for leasing of Premises for "OPENING OF A BRANCH AT MADDUR"** to **STATE BANK OF INDIA, REGIONAL MANAGER, REGIONAL BUSINESS OFFICE, RBO SIDDIPET, AO HYDERABAD.**

Important points of parameters:-

1	Carpet Area	Approximately **185.81 to 232.26Sq.mts. (2000 to 2500Sq.ft)** Preferably at Ground Floor
2	Covered Parking Space	Preferably for 5 cars for Staff and 3 Cars for Customers Scooter parking for 20nos
3	Open parking area	Approx25Sq.mts.open parking area for customers to be provided.
4	Amenities	24 hours water facility, Generator power back up, Electricity etc.
5	Possession	Ready possession / occupation
6	Premises under construction	To be ready within 3 months
7	Desired location	To be located on main road, surrounding areas of MADDUR.
8	Preference	(i)Premises duly completed in all respect with required occupancy certificate and other statutory approvals of local civic authority (ii) Single floor (Ground Floor) (iii) Govt. Departments / PSU / Banks.
9	Unfurnished premises	May be considered and Bank will get the interior and furnishing work as per requirement. However Civil works as per para 1.22 to be carried out by the owner.
10	Initial period of lease	5 + 5 years with an option to renew for a further period of 5+5 years.
11	Selection procedure	**Technical evaluation the premises getting less than 70 marks will be summarily rejected.**
12	Validity of offer	4 months from the date of submission of the offer

13	Stamp duty / registration charges	To be shared in the ratio of 50:50.
14	Fitment Period	60 days rent free fitment period from hand over of premises for completion of interior furnishing work by Bank

The successful bidder shall handover the vacant possession of the premises to the Bank 60 days before commencement of lease for carrying out interior furnishing works as per Bank's requirement. It is clarified that Bank shall not be liable for any rent/ premium etc. to the successful bidder during the aforesaid period of 60 days.

Corrigendum can be issued upto one (1) day before the date submission. Hence, bidders are advised to visit Bank's website regularly till the date of submission.

TERMS AND CONDITIONS

1.1 The successful bidder should have clear and absolute title to the premises. The Bank shall obtain legal title investigation report from the SBI empanelled advocate at own cost which shall be reimbursed by the successful bidder. The successful bidder will have to execute the lease deed as per the standard terms and conditions finalized by the SBI for the purpose, and the stamp duty and registration charges of the lease deed will be shared equally (50:50) by the lessors and the Bank. The initial period of lease will be 5 years and will be further renewed for 5 years ,with an exclusive option to bank(viz. total lease period 10 years) with requisite exit clause to facilitate full / part de-hiring of space by the Bank only during the tenure of the lease by serving three(3) months prior notice. As regards increase or decrease in rents payable, increase in rent if any shall be subject to market conditions & to a maximum ceiling of 25% after initial term of 5 years is completed. After 10 years, rent can be negotiated and finalized with mutual agreement so that new lease can be executed for further term of 5 +5 years.

1.2 Tender document received by the SBI after due date and time i.e. **05/11/2026 after 3:00 pm** shall be rejected.

1.3 The bidders/lessors are requested to submit the tender documents in separate envelope super-scribed on top of the envelope as Technical or commercial as the case may be (TECHNICAL BID AND PRICE BID) duly filled in with relevant documents/information at the following address: STATE BANK OF INDIA, REGIONAL BUSINESS OFFICE-IV, AO HYDERABAD, SY. NO 1340, NEAR TTC BUILDING, ENSANPALLY BYPASS ROAD, SIDDIPET – 502103, TELANGANA.

1.4 All columns of the tender documents must duly fill in and no column should be left blank. All pages of the tender documents (Technical and Price Bid) are to be signed by the authorized signatory of the tenderer. Any overwriting or use of white ink is to be duly initialed by the tenderer. The SBI reserves the right to reject the incomplete tenders.

1.5 The offer should remain valid at least for a period of 4 (four) months to be reckoned from the last date of submission of offer i.e. **05/11/2026** .

1.6 There should not be any deviation in terms and conditions as have been stipulated in the tender documents. However, in the event of imposition of any other conditions, which may lead to a deviation with respect to the terms and conditions as mentioned in the tender document, the lessor is required to attach a separate sheet “list of deviations”, if any.

1.7 The Technical Bid will be opened on **05/11/2026 at 3:30 PM** in the presence of tenderers who choose to be present at STATE BANK OF INDIA, REGIONAL BUSINESS OFFICE-IV, AO HYDERABAD, SY. NO 1340, NEAR TTC BUILDING, ENSANPALLY BYPASS ROAD, SIDDIPET – 502103, TELANGANA**.** All tenderers are advised in their own interest to be present on that date at the specified time.

1.8 SBI reserves the right to accept or reject any or all the tenders without assigning any reason thereof. In case of exigency and depending upon the suitability, the Bank may as well accept more than one proposal to suit its total requirements.

1.9 Canvassing in any form will disqualify the tenderer. No brokerage will be paid to any broker. Applications through brokers or any person other than the legal owner/power of attorney will be rejected. Copy of power of attorney should be submitted if applicable.

1.10 The short listed bidder/lessor will be informed by SBI for arranging site inspection of the offered premises.

1.11 Preference will be given to the exclusive building/floor in the building having ample parking space in the compound / basement of the building. Preference will also be given to the premises owned by the Govt. Departments / Public Sector Units /Banks.

1.12 **The selection of premises will be done on the basis of technical evaluation. The premises getting less than 70 marks will be summarily rejected. The score finalized by Committee of the SBI in respect of technical parameters will be final.**

1.13 The income tax and other taxes as applicable will be deducted at source while paying the rentals per month. All taxes shall be borne by the landlord. While renewing the lease, the effect of subsequent increase/decrease in taxes shall be taken into account for the purpose of fixing the rent. However, the landlord will be required to bill the concerned Branch Manager, SBI every month for the rent due to them indicating the GST component also in the bill separately. The bill also should contain the GST number of the landlord, apart from name, address etc. of the landlord and the serial number of the bill, for the bank to bear the burden of GST otherwise, the GST if levied on rent paid by landlord directly, shall be reimbursed by the SBI to the landlord on production of such payment of tax to the Govt. indicating name, address and the GST registration number of the landlord. Income Tax and other statutory clearances shall be obtained by the lessors at their own cost as and when required. All payments to the landlord shall be made by Account Payee Cheque or RTGS/NEFT.

1.14 Mode of measurement for premises is as follows: Area of the premises should be clearly mentioned as Carpet area as per RERA carpet area guidelines which could be always

measured jointly by the Bank and the landlord. However carpet area of Toilets will be included.

Rental will be paid on the basis of "Carpet area" which is to be measured only after addition and alteration work carried out as per banks approved layout plan for the Branch.

A. Rentable Carpet area shall be area at any floor excluding the following area

1. External walls 2. Columns (in case of the sectional area of the coloumn is more than 4 sft in plan) 3.Balconies 4.Portico/Canopy 5.Common /External Staircase 6.Lofts 7. Sanitary shafts 8. Lift wells 9. Space below window sill 10.Box louver 11.AC duct

B. Measurement of Mezzanine floor area (if any) shall be considered as under:

1.0 Floor to ceiling Height 1. Above 2.6m: 100% of carpet area.

2. Above 2.1m upto 2.6m: 50% of carpet area.

3. Below 2.1m: Not to be considered C. The following shall be including in wall area and shall not be measured. 1. Door and door opening in the walls 2. Build in cupboards.

The internal dimensions of outer walls (excluding the area of outer wall) will be considered for area calculation.

1.15 The floor wise area viz. Ground, First, Basement if any, etc with the corresponding rate for rent/taxes should be mentioned in the Price Bid. The number of car parking spaces offered should be indicated separately.

1.16 The successful bidder/lessor should arrange to obtain the municipal license/ NOC/ approval for a) Banking activities in the premises and b) Layouts etc from Local Civic Authority/collector/town planning etc. for carrying out the interior furnishing of the premises by the Bank. Bidder/Lessor should also obtain the completion certificate from Municipal authorities after the completion of interior furniture work. The required additional electrical power load of approximately 25-35 KW/KVA will also have to be arranged by the bidder/lessor at his/her cost from the State Electricity Board or any other private electricity company in that area etc. and NOC and the space required for installation and running of the generator, provision of installation of AC Outdoors Units, Bank's Signage at front & side fascia, Earth stations, V-SAT, etc will also have to be provided within the compound by the bidders/lessor to the Bank at no extra cost to the Bank.

1.17 Bidder/Lessor should obtain and furnish the structural stability certificate from the licensed structural consultant at his cost.

1.18 The landlord shall obtain/submit the proposal to Municipal Corporation/Collector/town planning etc. under 'Commercial category' for the approval of plans immediately after receipt of approved plans along with other related documents so the interior renovation work

can commence, in case of unfurnished premises. Buildings constructed other than 'Commercial category' will be rejected.

1.19 After the completion of the interior works, etc. the lease agreement will be executed and the rent payable shall be reckoned from the date of occupation of the premises by the Bank which shall not include the fitment period of 60 days. The lease agreement will include inter-alia, a suitable exit clause and provision of de-hiring of part/full premises.

1.20 Rent should be inclusive of all present and future taxes whatsoever, municipal charges, society charges, maintenance. However, GST shall be paid extra at applicable rate and manner. However, while renewing the lease, the effect of subsequent increase/ decrease in taxes and service charges shall be taken into account for the purpose of fixing the rent.

1.21 Electricity charges will be borne by the Bank but water supply should be maintained by the Landlord/owner within the rent.

1.22 All civil works such as ATM Rooms with 185.81mm brick wall, Record room, Stationary room, Lunch room (with granite platform, Plumbing fixtures & SS Sink), Locker room, Safe room, External Ramp (Minimum -1:20 slope & Maximum – 1:12 slope), External staircase with Granite, Toilets including toilet fixtures (High quality) and WPC doors , Electrical room & UPS room (With Bison Board Doors) with all accessories and doors etc. as per Bank's requirements, cash room (Safe room) using 185.81mm brick wall with 4 feet door and MS collapsible gate and ventilation as per Bank's specifications, RCC locker room (300mm Thick Reinforced Cement Concrete M20 Grade walls (12mm dia steel rods with 150mm center to center double mat staggered manner steel rods to be provided) , Bottom slab and top slab. If top slab concreting is not possible inside the locker room 20mm dia MS rods with 3 inch (75 mm) center to center steel mesh to be provided in both ways, as per Bank's specifications(locker room door and ventilator shall be provided by the Bank), Rolling shutter, collapsible grill door at entry (including emergency exit), Railing with Stainless Steel (grade 304) for disabled/old people, double charged vitrified tile flooring of Nitco/Kajaria/Johnson/AGL of equivalent make having Rs.70/- per sq.ft.as basic price, inside and outside painting with acrylic emulsion paint/synthetic enamel paint etc., windows, safety grill etc as advised by the Bank directly or through Bank's appointed Architect will be carried out by landlords' at their own cost before handing over possession to the Bank, Landlords will submit approved plan, Competent Authority permission, structural stability and soundness certificate before possession by the Bank.

1.23 All openings/windows to have glazed lockable windows preferably of Aluminum or UPVC with security M.S. grills. The M.S. grill should be of 12mm square bars placed at

4”c/c both ways made in angle frame work will be carried out by landlords’ at their own cost.

1.24 Interior works like loose furniture, dry wall partition system, cubicles, and cabins false ceiling. AC lighting fixtures, signage’s, compactors for storage, electrical wiring for interior work etc, will be done by the Bank at its own cost as per requirement.

1.25 The inner walls should be finished wall care putty of Birla, altek etc. The walls should be painted with at least two coats of premium interior plastic emulsion paint of reputed brands like Asian/Berger/Nerolac etc. All wood/M.S are to be painted with two coats of Enamel paint. The shade/colour to be approved by Bank. Ceiling to be painted with white color. The front elevation and all external walls of the premises to be painted with APEX-ULTIMA.

1.26 Premises should have an independent/direct access from road and not through some other establishment. Premises should have 24x7 free access.

I undertake to construct/modify the building in accordance with the above specifications and as per layout plan provided by the Bank. In case it is found at any stage after the building is taken over by the Bank that any of the above work has not been executed by me, I undertake that the same may be carried out by the Bank at my cost.

Place and Date: Name & Signature of bidder/lessor

DETAILS OF OFFER

With reference to your advertisement in the local dailies dated_____, I / we hereby offer the premises owned by us for housing your **OPENING OF A BRANCH AT MADDUR** on lease basis:

A	**General Information:**	
1	Name of the Land lord	
2	Mobile No.	
3	Location of premises offered	
4	Floor of the premises offered, i.e GF/FF/….	
5	Name of the building	
6	Door No.	
7	Name of the street	
8	Name of the city	
9	Pin code	
B	**Technical information:**	
1	Building – Load bearing or Frame structure	
2	Type of building – Residential/Institutional/Industrial	
3	No. of floors	
C	**Status of premises:**	
1	Building ready for occupation – Yes / No	
2	If No, how much time will be required for occupation	
3	Carpet area, including Toilets carpet area	**Sq.mts.**
D	**Amenities available**:	
1	Electrical power supply – Yes / No	
2	Running water supply – Yes / No	
3	Whether plans are approved by the local authorities – Yes / No	
4	Whether NOC from the department obtained – Yes / No	
5	Whether occupation certificate has been received – Yes / No	
6	Whether direct access is available from the main road – Yes / No	
7	Whether captive power supply is available – Yes / No	

Signature of the owners

8	Whether fully air-conditioned or partly air-conditioned	
9	Whether lift facilities are available – Yes / No	
10	Mention the list of any other amenities which are provided	
11	Any additional information	

Enclosures:
1. Copy of Approved Plan
2. Location Map
3. Copy of property document
4. Photo of the premises

Signature of the owners

Name:

Address

Mobile No

MODE OF SELECTION OF PREMISES

1) All Technical bids will be first opened and applications will be screened. All the premises will be visited by the committee to verify the suitability and the premises will be awarded marks based on following criteria

S.N	Criteria	Marks
1	Location/ Prominence i. On main road junction: 15 ii. On main road: 10 iii. Inner side from Main road: 5	15
2	surroundings of the premises i. Adequate natural light and ventilation: 10 ii. In-adequate natural light and ventilation: 00	10
3	Frontage/elevation i. >= 40 feet = 15 ii. >= 30 feet = 07 iii. >= 20 feet = 05	15
4	Age of the Building (max. marks-10) i. New :10 ii. 1- 5 years old : 8 iii. 5-10 years old : 6 iv. 10-15 years old : 4	10
5	Availability of entire area in one floor i. On ground floor: 20 ii. GF + immediate Upper floor with internal lift + stair: 10 iii. GF + Immediate Upper Floor with internal stair: 05	20
6	Parking (max. marks-10) i. Covered parking:10 ii. Open parking:5	10
7	Government Authorities approval for the premises	10
8	Ambience, convenience and suitability of premises as assessed by Premises Selection Committee	10
	Total Marks ---100	

1. **The premises getting less than 70 marks will be summarily rejected. Committee's decision in this regard is final.**

2. **Price bids of the only shortlisted premises will be opened and negotiation will be held with L1 (lowest) bidder.**

PRICE BID (COVER –B)

Premises Required On Lease FOR **OPENING OF A BRANCH AT MADDUR under** RBO SIDDIPET, AO Hyderabad

(TO BE SUBMITTED IN A SEPARATE SEALED ENVELOPE)

STATE BANK OF INDIA

REGIONAL BUSINESS OFFICE, RBO SIDDIPET,
SIDDIPET – 502103, TELANGANA

With reference to your advertisement in the _____ dated __/__/2026 and having studied and understood all terms and conditions stipulated in the newspapers advertisement and in the technical bid, I/We offer the premises owned by us for housing your branch/office at MADDUR.

General Information:

Location:

1	Name of the Building	
2	Door No.	
3	Name of the street	
4	Name of the city	
5	Pin code	
6	i. Name of the Land lord ii. Address iii. Name of the contact Person iv. Mobile Number **v.** Email address	

Rent:

Level of Floor	***Carpet Area (Sq.fts.)**	**Rent per Sq. ft. per month (Rs.)**	**Total rent per month of floor area (Rs.)**
Ground Floor			
First Floor			
Total Rent			

*Rentable area will be based on "Carpet area" of the floor in accordance with the one mentioned under para / clause / item 1.14 of technical bid

The income tax and other taxes as applicable will be deducted at source while paying the rentals per month. All taxes shall be borne by us. However the GST if levied on rent paid by us shall be

reimbursed by the SBI, to the landlord on production of such payment of Service tax/GST to the Govt.

Declaration

We have studied the above terms and conditions and accordingly submit an offer and will abide by the said terms and conditions in case our offer of premises is accepted.

Place:

Date: Name & Signature of bidder/lesser with seal if any